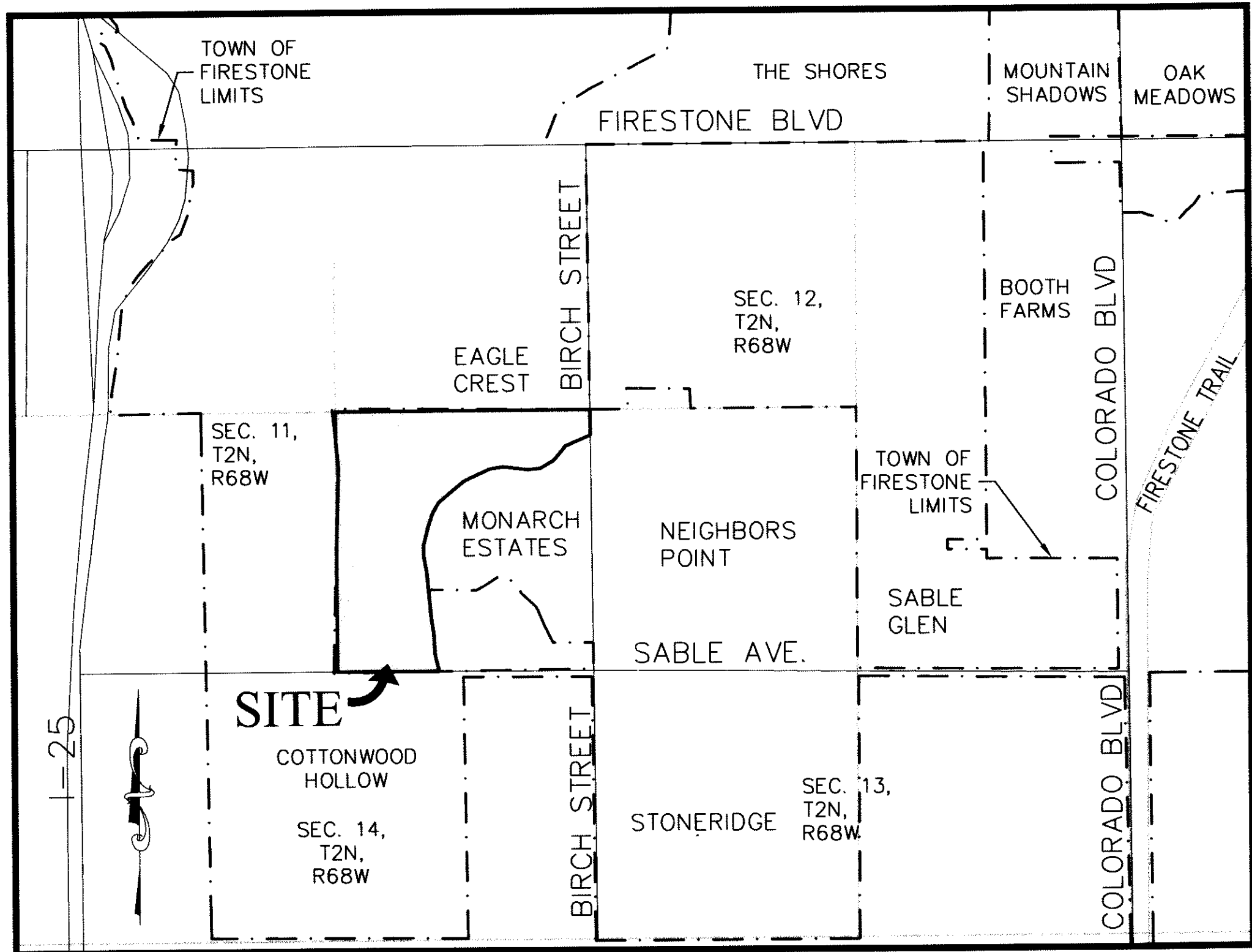


# LEXINGTON VILLAGE ANNEXATION

ANNEXING PART OF THE SE 1/4 OF  
SECTION 11, T2N, R68W,  
6TH. P.M., WELD COUNTY, COLORADO,  
INTO THE TOWN OF FIRESTONE, COLORADO  
SHEET 1 OF 3



VICINITY MAP

1" = 1,200'

## OWNER'S APPROVAL:

KNOW BY ALL MEN BY THESE PRESENTS THAT I & J PARTNERSHIP, LP, BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT:

A PARCEL OF LAND BEING PART OF LOT B OF RECORDED EXEMPTION NO. 1313-11-4-RE-3182, A RECORDED EXEMPTION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED FEBRUARY 11, 2002 AT RECEPTION NO. 2924195 OF THE WELD COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 00°12'30" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 11 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°12'30" EAST, A DISTANCE 2632.77 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4;  
THENCE SOUTH 89°33'40" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 2572.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BIRCH STREET (WELD COUNTY ROAD 11);  
THENCE SOUTH 00°06'55" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 273.58 FEET TO A POINT ON THE NORTHERLY LINE OF MONARCH ESTATES FIRST FILING, RECORDED AT RECEPTION NO. 2911121 OF SAID WELD COUNTY RECORDS;

THENCE ALONG THE NORTHERLY LINE OF SAID MONARCH ESTATES FIRST FILING THE FOLLOWING THREE (3) COURSES:

- 1.) SOUTH 66°52'18" WEST, A DISTANCE OF 244.14 FEET;
- 2.) SOUTH 40°28'51" WEST, A DISTANCE OF 191.92 FEET;
- 3.) SOUTH 60°02'29" WEST, A DISTANCE OF 155.40 FEET TO THE NORTHEAST CORNER OF MONARCH ESTATES 2ND FILING, RECORDED AT RECEPTION NO. 2911123 OF SAID WELD COUNTY RECORDS;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID MONARCH ESTATES 2ND FILING THE FOLLOWING TWELVE (12) COURSES:

- 1.) SOUTH 83°31'45" WEST, A DISTANCE OF 126.52 FEET;
- 2.) NORTH 82°12'00" WEST, A DISTANCE OF 255.50 FEET;
- 3.) SOUTH 81°50'14" WEST, A DISTANCE OF 132.22 FEET;
- 4.) SOUTH 65°58'11" WEST, A DISTANCE OF 225.10 FEET;
- 5.) SOUTH 62°43'10" WEST, A DISTANCE OF 82.47 FEET;
- 6.) SOUTH 50°33'38" WEST, A DISTANCE OF 326.83 FEET;
- 7.) SOUTH 30°26'34" WEST, A DISTANCE OF 128.34 FEET;
- 8.) SOUTH 19°52'16" WEST, A DISTANCE OF 126.45 FEET;
- 9.) SOUTH 14°42'04" WEST, A DISTANCE OF 209.51 FEET;
- 10.) SOUTH 00°46'36" WEST, A DISTANCE OF 121.43 FEET;
- 11.) SOUTH 11°07'06" EAST, A DISTANCE OF 158.82 FEET;
- 12.) SOUTH 04°26'17" EAST, A DISTANCE OF 180.58 FEET TO THE SOUTHWEST CORNER OF SAID MONARCH ESTATES 2ND FILING;

THENCE SOUTH 00°20'58" WEST, A DISTANCE OF 259.48 FEET;  
THENCE SOUTH 05°34'09" EAST, A DISTANCE OF 545.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SABLE AVENUE (WELD COUNTY ROAD 22);  
THENCE NORTH 89°35'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 991.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,487,776 SQUARE FEET OR 80.0683 ACRES, MORE OR LESS.

HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME OF LEXINGTON VILLAGE ANNEXATION.

## OWNER: I & J PARTNERSHIP, LP

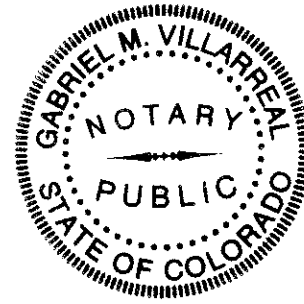
BY: Everett L. Pfeiffer  
EVERETT L. PFEIFFER  
ATTORNEY-IN-FACT

STATE OF COLORADO )  
COUNTY OF WELD )SS

THE FOREGOING INSTRUMENT WAS  
ACKNOWLEDGED BEFORE ME, THIS  
24th DAY OF Sep. 2007.  
BY:  
WITNESS MY HAND AND OFFICIAL SEAL.

Gabriela Villarreal  
NOTARY PUBLIC

9-29-07  
MY COMMISSION EXPIRES



**FORESIGHT WEST  
SURVEYING INC.**  
5340 S Quebec, Greenwood Village, CO  
80111 (303) 504-4440

## NOTES:

1) BASIS OF BEARING: THE BEARINGS ARE BASED UPON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH P.M. BEARS SOUTH 00°06'55" EAST. AND IS MONUMENTED AT THE NORTH END OF SAID EAST LINE BY A #6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED PLS 22576 2002 IN A RANGE BOX, AND IS MONUMENTED AT THE SOUTH END OF SAID EAST LINE BY A 2" PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED LS 2149.

2. UNITED TITLE COMPANY COMMITMENT NUMBER U0016086 WITH AN EFFECTIVE DATE OF AUGUST 9, 2006, WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY FORESIGHT WEST SURVEYING, INC.

3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

4. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE TOWN OF FIRESTONE.

5. THE DESCRIBED LAND IS CONTIGUOUS TO THE TOWN OF FIRESTONE AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

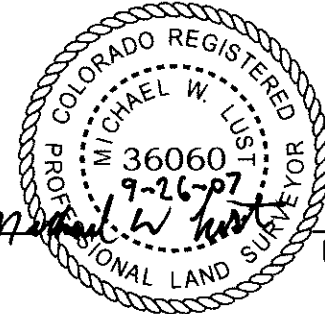
## SURVEYING CERTIFICATE:

I, MICHAEL W. LUST, A PROFESSIONAL LAND SURVEYOR IN THIS STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY.

TOTAL PERIMETER OF AREA TO BE ANNEXED = 9,940.61'  
ONE-SIXTH OF TOTAL PERIMETER (NEEDED) = 1,656.77'  
PERIMETER ADJACENT TO EXISTING CITY LIMITS (HAVE) = 9,135.97'

I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION ON THIS 26th DAY OF September, 2007.

BY: Michael W. Lust DATE  
MICHAEL W. LUST  
PLS NO. 36060



## TOWN APPROVAL:

THIS IS TO CERTIFY THAT LEXINGTON VILLAGE ANNEXATION WAS APPROVED ON THE 23rd DAY OF August, 2007 BY ORDINANCE NO. 645 AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON THE BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST:

TOWN CLERK



## FIRESTONE INFORMATION BLOCK

Type of Submittal: Annexation Map

Filing Number:

Phase Number:

Sheet Title: Cover Sheet

Preparation Date: August 18, 2006

Revision Date: January 8, 2006

Revision Date: April 20, 2007

Revision Date: September 25, 2007

Revision Date:

Sheet 1 of 3

## OWNER/DEVELOPER:

I & J PARTNERSHIP, LP  
6530 DAYLILY CT.  
NIWOT, CO 80503

(303) 749-8863  
(303) 652-4147 fax

CONTACT: EVERETT PFEIFFER

**PEAK CIVIL CONSULTANTS**  
CIVIL ENGINEERING & LAND  
DEVELOPMENT SERVICES



2828 SPEER BLVD., SUITE 201  
DENVER, COLORADO 80211  
720.855.3859 720.855.3860 FAX  
CONTACT: BOB KELSEY

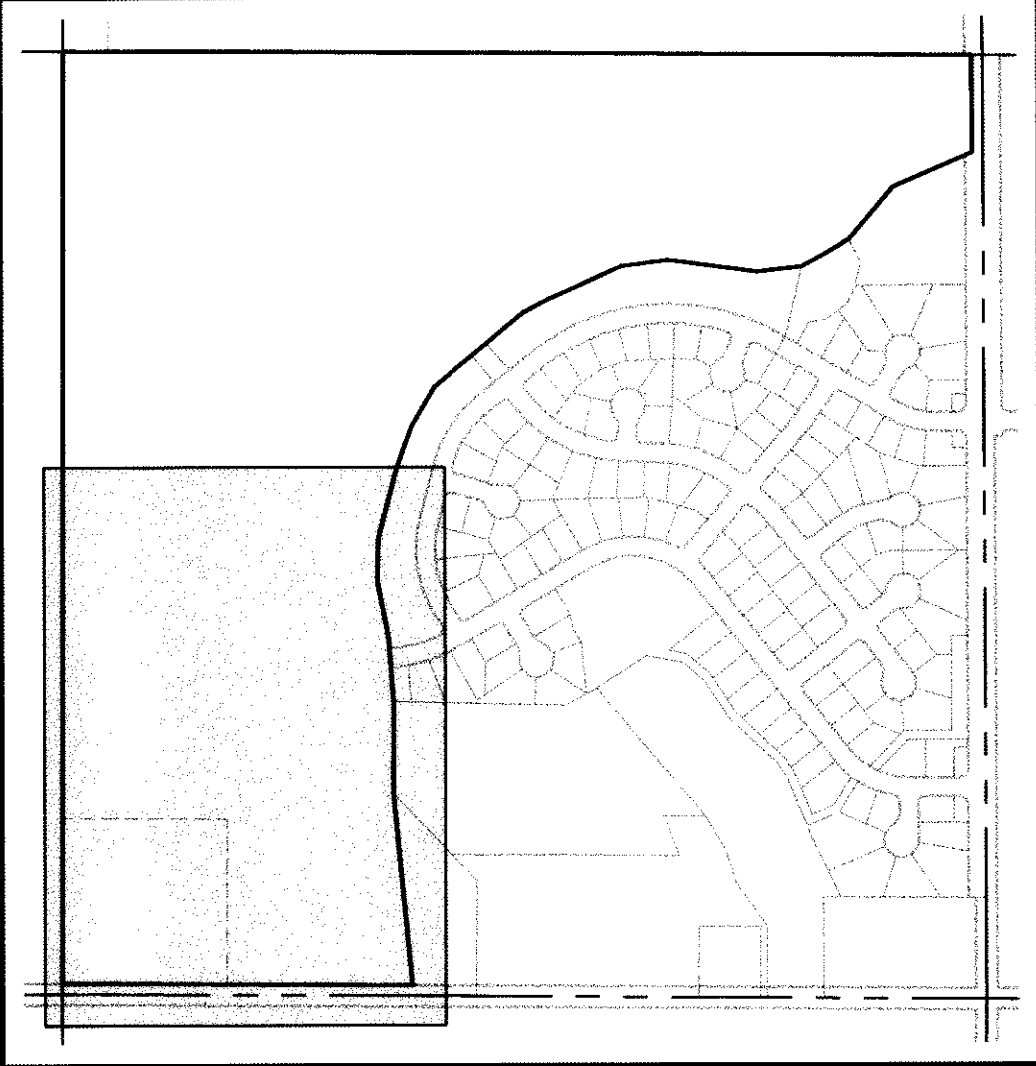
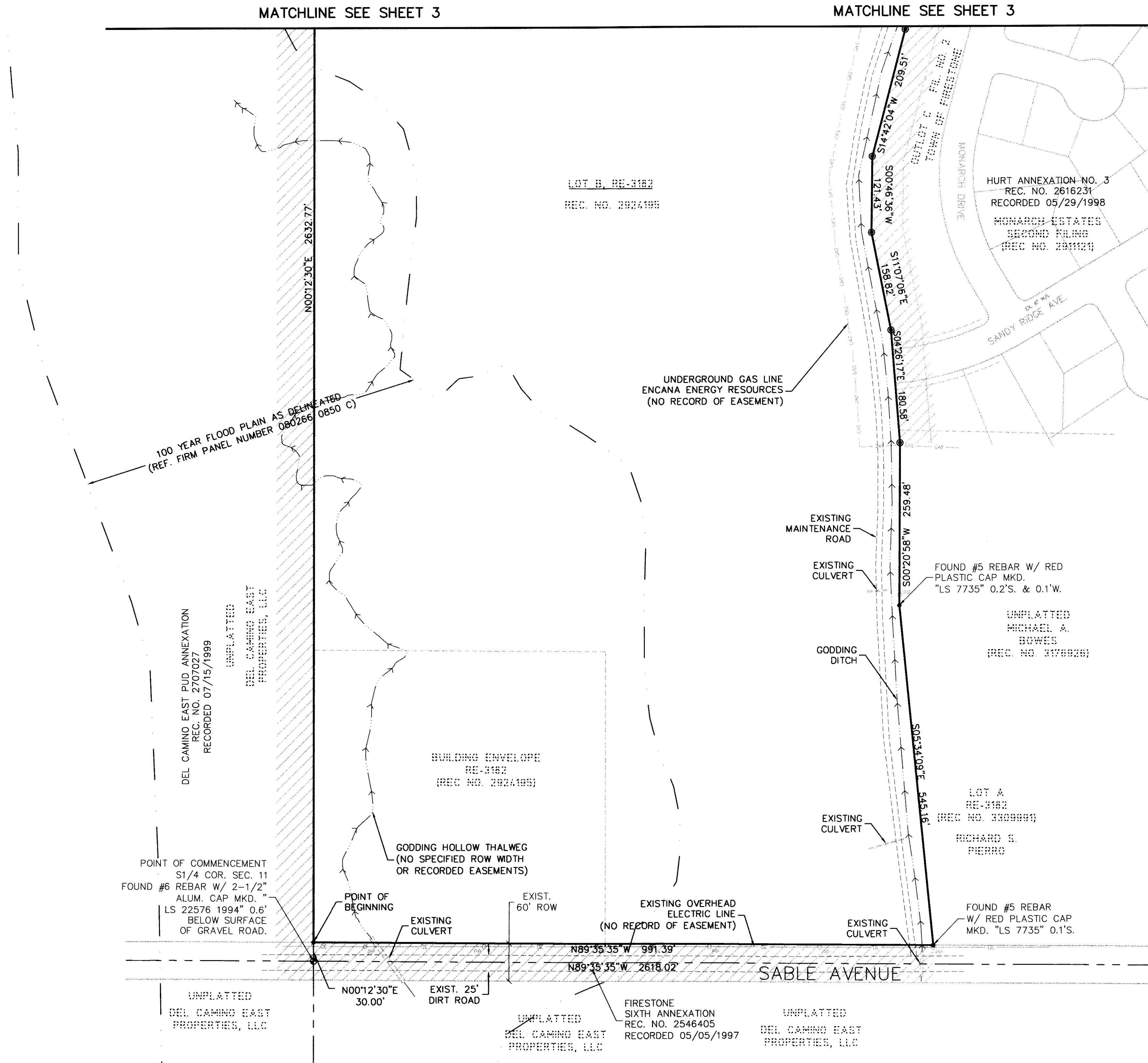
PURPORTED COPY

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DEVELOPMENT SERVICES

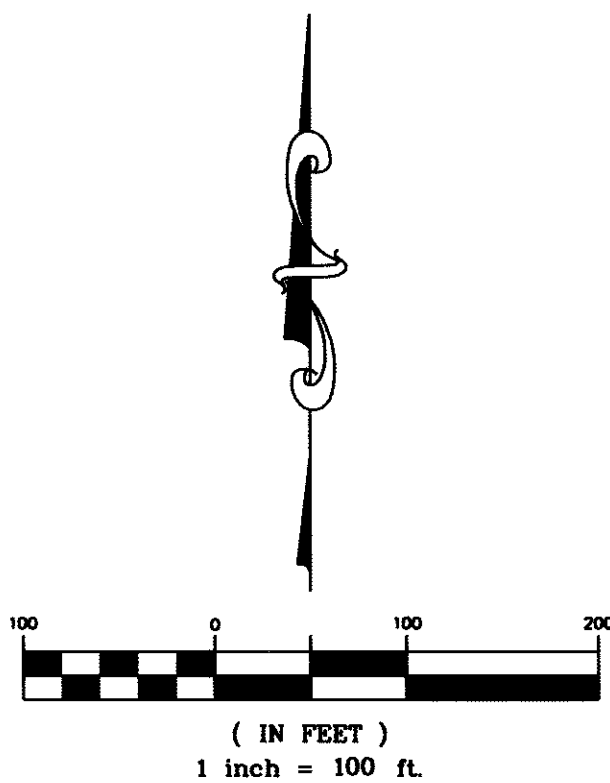


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LEXINGTON VILLAGE ANNEXATION  
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INTO THE TOWN OF FIRESTONE, COLORADO  
SHEET 3 OF 3



KEYMAP  
NTS



LEGEND

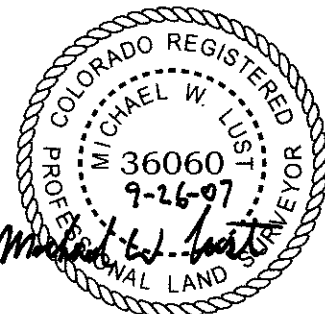
- ALIQUOT CORNER AS NOTED
- FOUND #4 REBAR W/ 1-1/2" ALUM COLLAR MKD. "LS 2149"
- FOUND MONUMENT AS NOTED
- ALIQUOT LINE
- ANNEXATION BOUNDARY LINE
- TOWN OF FIRESTONE CONTIGUOUS BOUNDARY

FIRESTONE INFORMATION BLOCK

Type of Submittal:	Annexation Map
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